092.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,188,900	/	1,188,900
USE VALUE:	1,188,900	/	1,188,900
ASSESSED:	1,188,900	/	1,188,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVANS KATHY P & MICHAEL A
Owner 2:	
Owner 3:	
Street 1:	43 EPPING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 6,508 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Clapboard Exterior and 2880 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6508.000	758,200		430,700	1,188,900
Total Card	0.149	758,200		430,700	1,188,900
Total Parcel	0.149	758,200		430,700	1,188,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.81 | /Parcel: 412.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 59885

GIS Ref

GIS Ref

Insp Date 04/23/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0014.0

!7546!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,700	0	6,508.	430,700	606,400	606,400	Year End Roll	12/18/2019
2019	101	FV	165,400	0	6,508.	436,800	602,200	602,200	Year End Roll	1/3/2019
2018	101	FV	165,400	0	6,508.	326,100	491,500	491,500	Year End Roll	12/20/2017
2017	101	FV	165,400	0	6,508.	295,300	460,700	460,700	Year End Roll	1/3/2017
2016	101	FV	165,400	0	6,508.	283,000	448,400	448,400	Year End	1/4/2016
2015	101	FV	155,200	0	6,508.	239,900	395,100	395,100	Year End Roll	12/11/2014
2014	101	FV	155,200	0	6,508.	227,600	382,800	382,800	Year End Roll	12/16/2013
2013	101	FV	155,200	0	6,508.	216,600	371,800	371,800		12/13/2012

PRINT

Date	Time
12/10/20	22:10:18

LAST REV

Date	Time
06/23/20	10:29:32
danam	

PAT ACCT. 7546

USER DEFINED

Prior Id # 1:	59885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	73683-296	1	11/20/2019		1,380,000	No	No		
BROWNE VIRGINIA	72012-272	1	12/14/2018	Change>Sale	515,000	No	No		
	9846-583		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2019	327	Addition	200,000	O				
10/9/2012	1282	Manual	3,985	C				
11/30/2011	1562	Re-Roof	4,875					

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2020	Measured	DGM	D Mann
1/23/2020	SQ Mailed	JO	Jenny O
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/24/2009	Inspected	163	PATRIOT
1/8/2008	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/26/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6508		Sq. Ft.	Site		0	70.	0.95	5									430,668						430,700	

Total AC/HA: 0.14940 | Total SF/SM: 6508 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,668 | Spl Credit | Total: 430,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1961	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14715910
Const Adj.:	1.04989493
Adj $ / SQ:	150.550
Other Features:	136510
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759680
Depreciation:	1519
Depreciated Total:	758161

COMMENTS

OF=SINK IN BMT ledge IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

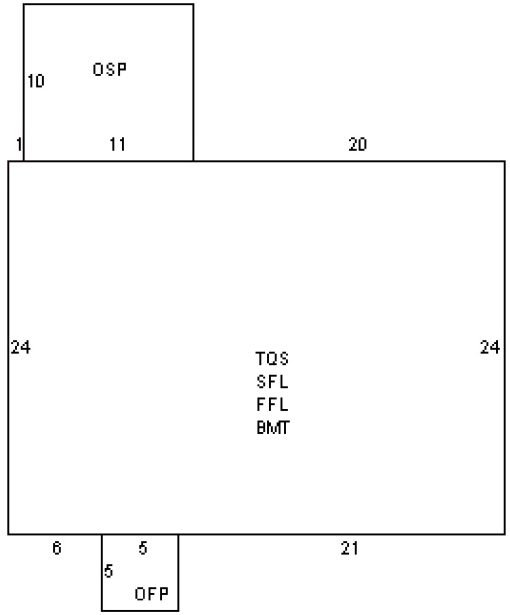
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	219.80
Special Features:	0	Val/Su Net:	251.48
Final Total:	758200	Val/Su SzAd	359.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	79.040	60,702
FFL	First Floor	768	150.550	115,622
SFL	Second Floor	768	150.550	115,622
TQS	3/4 Story	576	150.550	86,717
OSP	Screen Porch	110	36.380	4,002
OFP	Open Porch	25	46.200	1,155

Net Sketched Area:	3,015			Total:	383,820
Size Ad	2112	Gross Are	3207	FinArea	2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	